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STATE REAL ESTATE APPRAISERS BOARD

PUBLIC SESSION MINUTES

MAY 26, 2015

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3RD Floor on Tuesday, **MAY 26, 2015**. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. Palumbo called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

| | |
|---------------------------|---------|
| John A. McCann | Excused |
| Barry J. Krauser | Present |
| Cheryl A. Randolph-Sharpe | Present |
| Joseph Palumbo | Present |

Also, present were: Steven Flanzman, Senior Deputy Attorney General; Barbara Lopez, Deputy Attorney General; Charles Kirk, Acting Executive Director; Emilio Aviles, staff and Judith Nadal, staff

APPROVAL OF MINUTES OF APRIL 28, 2015

Following review and discussion by the Board and upon motion of Mr. Krauser, seconded by Mrs. Sharpe it was determined that the minutes of April 28, 2015 be approved. A vote was taken and the motion was carried, unanimously.

DIRECTOR'S REPORT

Acting Executive Director, Mr. Charles Kirk made the following announcements:

- *** Board Member Mr. McCann was excused for this meeting.
- *** There was one Investigative Inquiry scheduled for this meeting.

Public Session Minutes of May 26, 2015

CONTINUING EDUCATION

| PROVIDER | | COURSE TITLE | HOURS |
|--|-----|---|-----------------------|
| Delaware Association Of Appraisers, Inc. | (1) | 2014-2015 7 Hour USPAP Update Course | 7 Hrs. Of C.E. |
| | (2) | The Well Documented Appraisal Report | 7 Hrs. Of C.E. |
| | (3) | Valuation of Partial Interest | 7 Hrs. Of C.E. |
| | (4) | Support and Analysis for the Sales Comparison Approach | 7 Hrs. Of C.E. |
| Northeast NJ Chapter Of the Appraisal Institute | (1) | Site To Do Business | 6 Hrs. Of C.E. |
| Appraisal Institute | (1) | Online Small Hotel/Motel Valuation | 7 Hrs. Of C.E. |
| NAIFA | (1) | Supervising the Trainee Appraiser | 4 Hrs. Of C.E. |
| Allterra Group, LLC | (1) | FHA Appraisals and Reporting Requirements | 7 Hrs. Of C.E. |

RENEWALS

| | | | |
|--|-----|--|--|
| McKissock, LLP | (1) | The Dirty Dozen | 3 Hrs. Of C.E. |
| | (2) | Appraisal Subject Matter Electives | 18 Hrs. Of C.E. & 20 Hrs. Of Pre-Lic. |
| | (3) | Statistics, Modeling and Finance | 14 Hrs. Of C.E. & 15 Hrs. Of Pre-Lic. |
| | (4) | General Report Writing & Case Studies | 27 Hrs. Of C.E. & 30 Hrs. Of Pre-Lic. |
| Appraisal Institute | (1) | Online Residential Site Valuation & Cost Approach | 14 Hrs. Of C.E. & 15 Hrs. Of Pre-Lic. |
| Business Learning Center | (1) | HUD Handbook | 7 Hrs. Of C.E. |
| Philadelphia Metro Chapter Of the Appraisal Institute | (1) | Real Estate Trends | 7 Hrs. Of C.E. |

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INDIVIDUAL REQUESTS

| | | | |
|------------------|-----|----------------------------|------------------------|
| Edward Turner | (1) | NCREIF Summer Conference | 14 Hrs. Of C.E. |
| Ronald Silverman | (2) | Real Estate Symposium 2015 | 7 Hrs. Of C.E. |

Following review and discussion by the Education Committee of the Board and upon motion of Mr. Krauser, seconded by Mrs. Sharpe it was determined that the C.E. Courses and Renewals and Individual Requests listed above did meet the established criteria for the designated approved hours and that they be approved as noted above. A vote was taken and the motion was carried, unanimously

DISCIPLINARY ACTIONS TAKEN

**** IMO – MARLIN COSME - Final Order of Denial of Certification Filed April 29, 2015 imposing:**

**** Denying Ms. Cosme's application to be a State Certified Residential Real Estate Appraiser**

**** The Board will not entertain any application from Ms. Cosme for a minimum of three years from the date of the filing of this Final Order of Denial of Certification.**

The Board reviewed, discussed and duly noted the above Order.

**** IMO – WILLIAM E. RYAN - Final Order Withdrawing Provisional Order of Discipline Filed April 29, 2015**

**** The Provisional Order of Discipline filed on February 20, 2015 is withdrawn in its entirety.**

The Board reviewed, discussed and duly noted the above Order.

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**** IMO – PATRICK F. DeVINCENTIS - Final Order of Discipline Filed April 29, 2015**

**** \$750.00 Civil Penalty**

The Board reviewed, discussed and duly noted the above Order.

**** IMO – ROBERT JOHNSON - Final Order of Discipline Filed April 29, 2015**

**** \$1,000.00 Civil Penalty**

At this meeting, presented to the Board was a response from Mr. Johnson petitioning for reconsideration of the Final Order of Discipline. Following review and discussion by the continuing education committee a recommendation was made that Mr. Johnson's request to reconsider the civil penalty be denied. Said recommendation was presented to the Board and upon motion of Mr. Krauser, seconded by Mrs. Sharpe it was determined that the committee's recommendation be ratified. A vote was taken and the motion was carried, unanimously.

**** IMO – MATTHEW S. ALMEIDA - Final Order of Discipline Filed April 29, 2015**

**** \$2,500.00 Civil Penalty**

The Board reviewed, discussed and duly noted the above Order.

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***** IMO – GERILYN J. FIORE** – Consent Order Filed May 11, 2015 imposing:

- ** Reinstatement of Ms. Fiore's license upon Board review and approval of a completed application, including all fees and required continuing education, and after payment of any and all civil penalties previously imposed by Board Order.**
- ** Upon reinstatement Ms. Fiore will be placed on probation status. Said probation shall be, at a minimum, the time that it takes for her to complete and submit 25 appraisal reports with a board approved supervisor. Upon completion of the 25 appraisal reports, the board approved supervisor is to submit a log of all reports completed as well as a written report opining on whether further supervision is needed or if Ms. Fiore can practice without supervision Reprimand**

The Board reviewed, discussed and duly noted the above Order.

PENDING APPLICATIONS

There were no applications presented to the Board at this meeting.

PUBLIC COMMENT

Bruce Shapiro of the Appraisal Community addressed the Board with issues of mutual concern.

ADJOURNMENT

Upon motion of Mr. Krauser, seconded by Mrs. Sharpe it was determined that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session. A vote was taken and the motion carried, unanimously

Respectfully submitted,

CHARLES F. KIRK
For the Board